



MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, OCTOBER 16, 2014, 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, October 16, 2014, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:32 p.m. The following Commission members were present:

James Argento
Donald Lukich
Ted Bowersox
Stewart Kaplan

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Chairman James Argento and the Pledge of Allegiance to the Flag.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR AUGUST 21, 2014.

Commissioner Ted Bowersox moved to APPROVE the minutes from the AUGUST 21, 2014 meeting. Commissioner Donald Lukich SECONDED the motion, which was PASSED by a vote of 4 to 0.

Chairman James Argento introduced new Commissioner Stewart Kaplan.

Bill Wiley introduced Deputy City Manager Michael Rankin.

NEW BUSINESS

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

1. PUBLIC HEARING CASE # RZ-14-86 – VICTORIA GARDENS – PLANNED DEVELOPMENTS REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING AN EXISTING PUD (PLANNED UNIT DEVELOPMENT) ZONING TO EXTEND THE PHASING REQUIREMENTS FOR AN ADDITIONAL THIRTY-SIX (36) MONTHS ON APPROXIMATELY 6.19 ACRES FOR A PROPERTY LOCATED ON THE NORTH SIDE OF MONTCLAIR ROAD, EAST OF LONE OAK DRIVE AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19, RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1st READING ON NOVEMBER 10TH, 2014 AND A 2ND READING ON NOVEMBER 17TH, 2014).**

Bill Wiley entered the exhibits into the record. Dan Miller presented the overhead exhibits. The exhibit items included the staff summary, departmental review summary, staff recommendations, general location/aerial map, land use and zoning maps, wetlands and flood zone map, site photos, and conceptual site plan.

There were no substantive comments received from the departments. There were no public responses received for approval and no responses received for disapproval. One general comment was received via e-mail and was contacted.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed zoning district PUD (Planned Unit Development) amendment to extend the phasing for thirty-six (36) months is compatible with adjacent property zoned R-3 (High Density Residential) to the south and east. With the proposed conditions, there does not appear to be a conflict with adjacent property zoned M-1 (Industrial) to the south and west, and with property zoned PUD (Planned Unit Development) to the west.
2. The proposed zoning PUD (Planned Unit Development) district amendment is compatible with the existing future land use designation of High Density Residential (18 units per acre). The proposed district as conditioned does not appear to create a detriment to adjacent land uses.
3. The proposed zoning district PUD (Planned Unit Development) amendment is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to amend the zoning to extend the phasing for thirty-six (36) months (Section 2.E.2. Page 4) for the subject property with the proposed amended PUD (Planned Unit Development) Conditions attached (Exhibit A) hereto, dated October 16, 2014 and forward to the City Commission for consideration.

Mr. Wiley highlighted the following in the PUD conditions to expedite.

E. Development Phasing

- 2). Implementation of the project shall substantially commence within 36 months of the amended approval of this Planned Development. In the event, the conditions of the PUD have not been substantially implemented during the required time period, the PUD shall be scheduled with due notice for reconsideration by the Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PUD approval or rezone the property to the current zoning of R-3 (High Density Residential) and M-1 (Industrial) or another appropriate zoning classification less intense than the development permitted by these PUD Conditions.

Commissioner Bowersox mentioned that the existing wastewater and gas is required on 80% of the units. Mr. Wiley stated that the 80% use is per the City code and is required on any development.

Commissioner Lukich asked if Victoria Gardens will be expanded. Mr. Wiley answered that it is a new project for Victoria Gardens. Attorney Morrison stated that originally this was Phase II of the condominium next to Victoria Gardens, which did not happen so the property was sold. This is a new development.

This was the end of the discussion and the voting then took place.

Commissioner Ted Bowersox made a motion to APPROVE case # RZ-14-86 – VICTORIA GARDENS – PLANNED DEVELOPMENTS REZONING. Commissioner Donald Lukich SECONDED the motion which, PASSED by a unanimous voice vote of 4 to 0.

DISCUSSION ITEM

None.

ANNOUNCEMENTS

The next scheduled meeting date is November 20, 2014.

The meeting adjourned at 4:53 p.m.

James Argento, Chairperson

Clell Coleman, Vice Chairperson

Dianne Pacewicz, Administrative Assistant II